121.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,327,700 / 1,327,700
					USE VALUE:	1,327,700 / 1,327,700
					ASSESSED:	1,327,700 / 1,327,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAVIAN SETRAK
Owner 2:	
Owner 3:	
Street 1:	143 FOREST ROAD
Street 2:	
Twn/City:	MILFORD
St/Prov:	CT Cntry: Own Occ: N
Postal:	06461 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Wood Shingle Exterior and 3181 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8080.000	726,000	5,500	596,200	1,327,700
Total Card	0.185	726,000	5,500	596,200	1,327,700
Total Parcel	0.185	726,000	5,500	596,200	1,327,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.38 /Parcel: 417.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 78052

GIS Ref

GIS Ref

Insp Date 05/11/18

!9367!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	726,000	5500	8,080.	596,200	1,327,700		Year end	12/23/2021
2021	104	FV	691,900	5500	8,080.	596,200	1,293,600		Year End Roll	12/10/2020
2020	104	FV	692,000	5500	8,080.	596,200	1,293,700	1,293,700	Year End Roll	12/18/2019
2019	104	FV	528,900	5500	8,080.	629,300	1,163,700	1,163,700	Year End Roll	1/3/2019
2018	104	FV	528,900	5500	8,080.	463,700	998,100	998,100	Year End Roll	12/20/2017
2017	104	FV	496,200	5500	8,080.	443,800	945,500	945,500	Year End Roll	1/3/2017
2016	104	FV	496,200	5500	8,080.	410,700	912,400	912,400	Year End	1/4/2016
2015	104	FV	414,600	5500	8,080.	344,400	764,500	764,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:56:59

LAST REV

Date	Time
05/17/18	12:30:24
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9367

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11669-695		4/25/1969			No	No		N

USER DEFINED

Prior Id # 1:	78052
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2005	459	Re-Roof	19,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/6/2009	Measured	336	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8080		Sq. Ft.	Site		0	90.	0.82	10									596,159						596,200	

Total AC/HA: 0.18549 | Total SF/SM: 8080 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 596,159 | Spl Credit | Total: 596,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98008490
Const Adj.:	0.98990101
Adj $ / SQ:	164.932
Other Features:	147000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	891887
Depreciation:	165891
Depreciated Total:	725996

COMMENTS

RENT A FEW ROOMS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

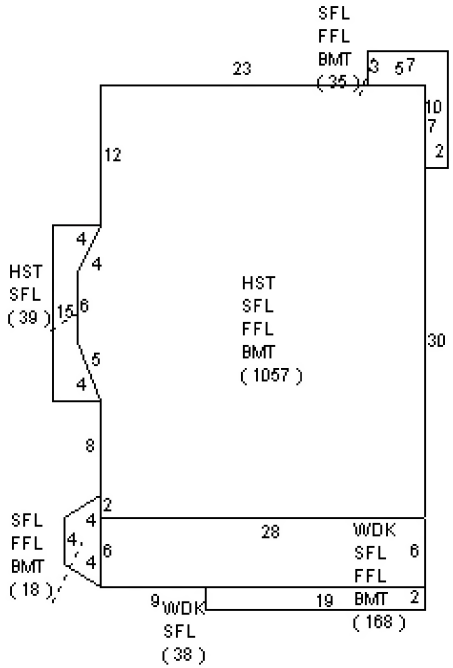
No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	199.57
Special Features:	0	Val/Su Net:	155.63
Final Total:	726000	Val/Su SzAd	228.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,355	164.930	223,483
BMT	Basement	1,278	49.480	63,235
FFL	First Floor	1,278	164.930	210,783
HST	Half Story	548	164.930	90,383
WDK	Deck	206	10.740	2,213

Net Sketched Area:	4,665			Total:	590,097
Size Ad	3181	Gross Area	5213	FinArea	3181

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1920	20.68	T	40	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:	Total: 5,500

IMAGE

AssessPro Patriot Properties, Inc